



AGENDA
Planning and Zoning Commission
Regular Meeting
Thursday, June 4, 2015, at 6:00 p.m.
City Hall Council Chambers – 510 E. Florence Boulevard, Casa Grande, AZ

- I. Call to Order/Pledge:**
- II. Roll Call:**
- III. Approval of Minutes:**
May 7, 2015
- IV. Changes to the Agenda**
- V. New Business:**
 - A. Request by David R. Schlagel on behalf of Joseph and Angelina M Girardi 1995 Rev, Trust,** for the following land use approval for parcels located generally west of N. VIP Blvd. and south of W. Clayton Rd. (APN: 503-46-007A and 503-46-007B) (Planner Joseph Horn)
 - 1. **DSA-15-00047: Zone Change** to allow a change in zoning from UR (Urban Ranch) to I-1 (Garden and Light Industrial).
 - B. Request by Andrea Pedersen and Tim Daugherty of Studio DPA on AZ Sourcing,** for the following land use approvals for property located generally north of Florence Boulevard/SR 287, south of Cottonwood Lane, between Toltec Buttes Rd. and Phoenix Mart Loop (Planner Joseph Horn)
 - 1. **DSA-15-00015: Final Landscape Plan** for Phoenix Mart Streetscape Landscaping along the following streets located within the Final Plat for Phase I: Toltec Buttes Road, Phoenix Mart Loop, Innovation Loop, Gateway Loop, and Highway 287(Florence Blvd.)
 - 2. **DSA-15-00036: Final Landscape Plan** for Phoenix Mart located on Lot 1 of the Final Plat for Phase 1.

C. Request by Chuck Wright, Pinal Design Group, LLC, for the following land use approvals on a 5.14 acre site located at 1411 N. Grant Ave: (Planner Laura Blakeman)

1. **DSA-15-00010: Conditional Use Permit** for a proposed auto salvage yard and a plastic shredding processing facility.
2. **DSA-15-00009: Major Site Plan/Final Development Plan** for the Grant Avenue Renewal project consisting of auto salvage yard and a plastic shredding processing.
3. **DSA-15-00013: Final Landscape Plan**

D. Request by Bill Bunker, C-A-L Ranch Stores, for the following land use approvals on a 5.48 acre site located at 116 E. Florence Blvd.: (Planner Laura Blakeman)

1. **DSA-15-00057: Conditional Use Permit** for off-site parking.
2. **DSA-15-00058: Minor Amendment to a Major Site Plan** to relocate an outdoor storage area and revise the parking area.

E. Request by Arnita Stout, on behalf of the Casa Grande Valley Elks Lodge for the following land use approval located at 909 E. Florence Boulevard (APN's 507-03-009 and 507-03-010): (Planner Laura Blakeman)

1. **DSA-15-00055: Zone Change** request from R-1 (Single Family Residential) to B-2 (General Business).

F. Request by Dana Petty of Meritage Homes, for the following land use approval within the active adult neighborhood of the Mission Royal PAD, generally located south of Florence Blvd, west of Hacienda Rd (Planned Area Development) (Planner James Gagliardi):

1. **DSA-15-00051: Housing Product** adding 11 new floor-plans for single-story, single-family homes that can be constructed upon vacant lots within the Active Adult area of Mission Royale. These new floor-plans include four elevations and twelve color schemes per plan.

G. Request by Design Results, LLC on behalf of Piyush Patel, for the following land use approval on 1.8 acres of land otherwise known as 804 N Cacheris Court (APN: 505-23-001U) within the Casa Grande Corporate Center Planned Area Development (PAD) (Planner James Gagliardi):

1. **DSA-15-00021: Major Site Plan/Final Development Plan** for development of an 11,370 sq. ft. Boston's Restaurant and Sports.

VI. Call to the Public:

VII. Report by Planning Director:

A. Administrative Approvals

B. Board of Adjustment Decisions

C. Monthly Development Center Reports:

VIII. Adjournment:

This meeting is open to the public. All interested persons are welcome to attend. Supporting documents for this agenda are available for review in the Planning Department and the Casa Grande Public Library.

Disabled individuals with special accessibility needs may contact Administrative Services, ADA Coordinator for the City of Casa Grande at 520-421-8600 or TDD 520-421-8623. If possible, such requests should be made 72 hours in advance.

Posted at Casa Grande City Hall and the Police Dispatch Center, on this 28th day of May 2015, at 5:00 p.m.

Remilie S. Miller
/s/Remilie S. Miller, MMC
City Clerk